

PASADENA GOLD LINE

Mixed Use Development Project

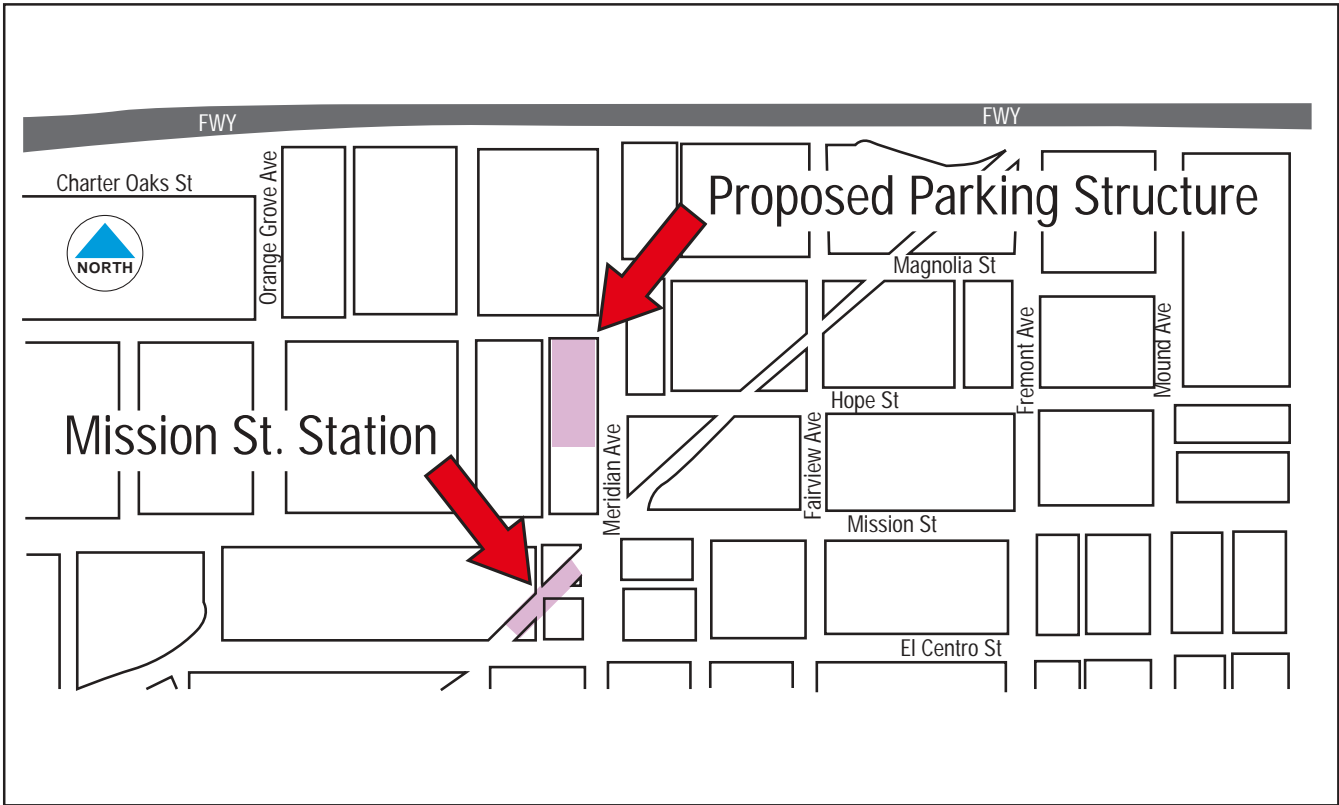
TCRP PROJECT # 152

District 7-R9417A

Related EAs R9427A, R9167A

STIP 2819

L.A. Co. vicinity Route 110



I. Purpose & Need

The City of South Pasadena proposes to use funds for development of a public parking structure within a mixed-use development project to serve commuters using the Los Angeles to Pasadena Blue Line. The project will be developed and constructed by a private developer. The mixed-use project, Mission Meridian Courts, is a transit-oriented development that includes parking spaces for Blue Line commuters, 6000 square foot of retail and 67 for-sale condominiums. The condominiums will be marketed to people who are willing to give up their cars and use the Blue Line to commute to work. Mission Meridian Courts will provide 120 public parking spaces for commuters. The parking structure is critical to commuters in South Pasadena because the City does not have any other public parking available for those using the Blue Line.

Scope of Transportation Improvements.

The mixed-use project, Mission Meridian Courts, is a transit-oriented development that includes parking spaces for Blue Line commuters, 6000 square foot of retail and 67 for-sale condominiums. The condominiums will be marketed to people who are willing to give up their cars and use the Blue Line to commute to work. Mission Meridian Courts will provide 120 public parking spaces for commuters. The final details of this project are being finalized the City Council.

II. Benefits

Transportation benefits

It is anticipated that the construction of a mixed-use development will induce residents of the condominium project to use the Blue Line to get to and from work and to travel to and from myriad destinations along the path of the Los Angeles to Pasadena Metro Blue Line. Additional transportation benefits include the addition of retail and professional businesses without reliance upon motor vehicles. The parking structure will provide approximately 120 needed public parking spaces for patrons of the Los Angeles to Pasadena Blue Line who would otherwise park on local streets. The Mission Street station has space only for drop-off and pick-up. The addition of a parking

structure is needed to ensure that the Blue Line's targeted ridership goals are met in South Pasadena. The City has allocated several years of transit funds toward the parking structure.

Other benefits

The City of South Pasadena is treating this new development as a catalyst to the creation of a new and interesting pedestrian friendly development that will permit South Pasadena residents to work and shop in town. It will create new housing and bring new professional services and shopping opportunities to the city.

III. Cost

The total project cost is \$ 26,380,127. The funding breakdown is shown as below:

Fund Source	Programmed Amount (capital plus support)	Additional Funding Needs (if any)	Milestones to be met with funds (PA&ED, R/W Cert, RTL, CCA)
RTIP			
ITIP			
Grandfathered STIP			
MTA Local	\$2,567,000		
Measure	\$550,000		PA&ED, R/W, RTL, CCA
RSTP			
CMAQ			
TCRP	\$1,500,000		PA&ED, R/W, RTL, CCA
Private Funding (Developer)	\$1,763,127		PA&ED, R/W, RTL, CCA
Total	\$6,380,127		

V. Project Issues

The first phase of the project, eminent domain, is the public hearing of the South Pasadena City Council. Once all of the property has been assembled, the project will be submitted to the Planning Commission for consideration of award of required land entitlements.

PROJECT SCHEDULE Total Estimated Cost of Project: \$ 6.38 million

	PASADENA BLUE LINE--MIXED USE PROJECT											
	Jan - Dec 2000				Jan - Dec 2001				Jan - Dec 2002			
	1	2	3	4	1	2	3	4	1	2	3	4
ENVIRONMENT DOC (STUDY)												
PS&E												
CONSTRUCTION												
OPEN TO TRAFFIC												